

8-51-A 10 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald L. Causey, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 407.1 to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

My house should face east to have frontage on the road. I want to face my proposed house south so that solar collectors on my roof may be practical. By changing the direction of how the house faces makes the proposed shed in my side yard. I have designed the house to have a north-south orientation.

The proposed shed is in the rear of the building area.

There are no buildings within 500 feet of the proposed shed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE October 3, 1980
I, Donald L. Causey
Contract purchaser
Address Parkton, Maryland 21110
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of July, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of September, 1980 at 10:00 o'clock A.M.

James E. Collins
Zoning Commissioner of Baltimore County.

(over)

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items 9 and 10 of the Zoning Advisory Committee Meeting of July 15, 1980.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 29, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #10, Zoning Advisory Committee Meeting of July 15, 1980, are as follows:

Property Owner: Donald L. Causey
Location: SW/S Brandy Spring Rd., 600' W. of Masemore Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
Acres: 10.73
District: 7th

The proposed dwelling will be served by a proposed well and sewage disposal system. Soil percolation tests have been conducted and the results will be valid for a period of 3 years.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

The proposed accessory structure (shed) will not interfere with the location of the proposed well or sewage disposal system.

Prior to occupancy approval, a bacteriological water sample must be collected to verify the potability of the water supply.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 28, 1980

COUNTY OFFICE BLDG.
111 W. Calverton Ave.
Towson, Maryland 21204

Chairman
Nicholas E. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21110

RE: Item No. 10
Petitioner - Donald L. Causey
Variance Petition

Dear Mr. Causey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

August 25, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #10, Zoning Advisory Committee Meeting, July 15, 1980, are as follows:

Property Owner: Donald L. Causey
Location: SW/Side Brandy Spring Road, 600' W. of Masemore Road
Acres: 10.73 acres
District: 7th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All subdivision requirements must be complied with before any building permits will be issued.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

August 6, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Donald L. Causey

Location: SW/S Brandy Spring Road, 600' W. of Masemore Road

Item No: 10 Zoning Agenda: Meeting of July 15, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER John L. Wimbley Noted and Approved: George M. Commodari
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 6, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Meeting - July 15, 1980

ITEM NO. 10 Standard Comment
ITEM NO. 9 Standard Comment
ITEM NO. 10 Standard Comment
ITEM NO. 11 See Comment
ITEM NO. 12 See Comment
ITEM NO. 13 See Comment
ITEM NO. 14 See Comment

Charles E. Burnham
Plans Review Supervisor

CEB:rrj

ORDER RECEIVED FOR FILING

DATE October 8, 1980
BY John R. Causey

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of October, 1980, that the herein Petition for Variance(s) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Construction of a dwelling on the subject property, to which the shed will be an accessory structure, shall be completed within three years from the date of this Order or removal of the shed shall be required by reason of its noncompliance with the zoning regulations regarding its existence as an accessory structure.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: July 14, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 15, 1980

RE: Item No: 193, 9, 10, 11, 12 13, 14
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Brandy Spring Rd., 600' :
W of Masemore Rd., 7th District : OF BALTIMORE COUNTY
DONALD L. CAUSEY, Petitioner : Case No. 81-51-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of August, 1980, a copy of the foregoing Order was mailed to Mr. Donald L. Causey, 1215 Brandy Springs Road, Parkton, Maryland 21110, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

September 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #10 (1980-1981)
Property Owner: Donald L. Causey
S/WS Brandy Spring Rd., 600' W. of Masemore Rd.
Acres: 10.73 Acres District: 7th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Extensive comments have been supplied the Petitioner since 1972 in connection with his continuing development of "Brandy Springs" (circa 1965), i.e. "Section 1 Brandy Springs", R.R.G. 30, Folio 118; "Brandy Springs Addition", E.H.K., Jr. 38, Folio 39; "Resubdivision of Lot No. 2 Brandy Springs Addition", E.H.K., Jr. 39, Folio 130; and, "Plat of Lot No. 3 Brandy Springs Addition", E.H.K., Jr. 45, Folio 61.

The subject site is a portion of the Parcel indicated on the latter recorded plat as "Remainder Donald L. Causey Tract (To Remain as Farm)".

All Baltimore County Bureau of Public Services and Bureau of Engineering Comments in connection with Project 4127, 6026 and 9086 and IDCA 78-372 are available and referred to for your consideration.

Very truly yours,

Ellsworth N. Dwyer, P.E.
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton, J. Wimbley, J. Somers, C. Warfield

HH-SW Key Sheet
108 & 109 NW 14 & 15 Pos. Sheets
NW 27 & 28D Topo Sheets
21 Tax Map

81-51

9/9

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 81-51A
Building Permit Application
No. 31275-12-1 31274 NR
7th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

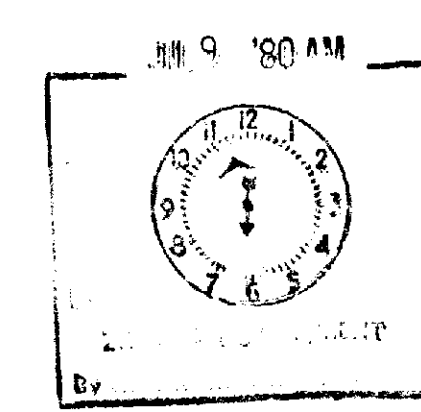
Very truly yours,
Donald L. Causey

80-1018
Long Albany
10/10/80
10/14/80

1215 Brandy Springs Rd.
Parkton, Md., 21120
July 8, 1980

Dear Mr. Hammond,
I filed a petition for a variance July 1st and it was suggested that I request early consideration because the building season will be over if I wait the three months needed for a hearing. I would wish your consideration especially since I must move the house south 20 feet to allow needed septic area and this makes the garage only 20 feet from the back of the house.

Sincerely yours,
Donald L. Causey



VARIANCE DESCRIPTION

Beginning at a point 600 more or less feet west of Masemore Road, being known as the remainder of the Donald L. Causey tract, as shown on Liber 45, Folio 61, Plat of Lot 3, Brandy Springs Addition, 10.73 acres, located in the 7th Election District.

PETITION FOR VARIANCE 7th District

ZONING: Petition for Variance for an accessory structure
LOCATION: Southwest side of Brandy Spring Road, 600 feet West of Masemore Road
DATE & TIME: Tuesday, September 9, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

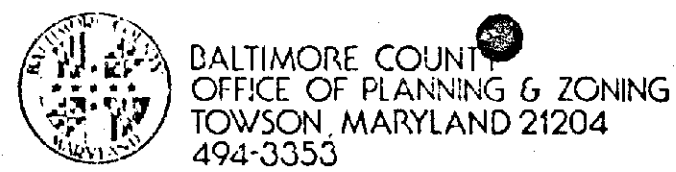
Section 400.1 - Accessory structure

All that parcel of land in the Seventh District of Baltimore County

Being the property of Donald L. Causey, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 9, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 26, 1980

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21110

RE: Petition for Variance
SW/S Brandy Spring Rd., 600' W of
Masemore Road
Case No. 81-51-A

Dear Sir:

This is to advise you that \$46.75 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

August 11, 1980

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21110

NOTICE OF HEARING

RE: Petition for Variance - SW/S Brandy Spring Rd., 600' W
of Masemore Road - Case No. 81-51-A

TIME: 10:00 A.M.

DATE: Tuesday, September 9, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-51-A--Item-10
Date: August 20, 1980

Petition for Variance for an accessory structure
Southwest side of Brandy Spring Road, 600 feet West of Masemore Road
Petitioner- Donald L. Causey

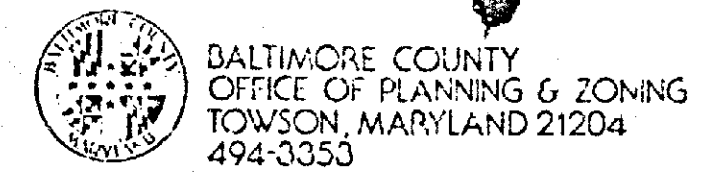
Seventh District

HEARING: Tuesday, September 9, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1980

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21110

RE: Petition for Variance
SW/S of Brandy Springs Road, 600'
W of Masemore Road - 7th Election
District
Donald L. Causey - Petitioner
NO. 81-51-A (Item No. 10)

Dear Mr. Causey:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Glenn Durst
1201 Brandy Springs Road
Parkton, Maryland 21110

John W. Hessian, III, Esquire
People's Counsel

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21110

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 15th day
of July, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Donald L. Causey

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 1st day of July, 1980*

Filing Fee \$ 25.00 Received: ☒ Cash
☐ Other

Item 10

Petitioner Donald L. Causey

Petitioner's Attorney

Submitted by Donald L. Causey

Reviewed by William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

PETITION FOR
VARIANCE

15th District
Zoning: Petition for Variance
for an accessory structure
Location: Southwest side of
Brandy Spring Road, 600 feet
West of Masemore Road.
Date & Time: Tuesday,
September 9, 1980 at 10:00
A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Variance, to
permit an accessory structure
to be located in the side yard in
line of the required rear yard.

The Zoning Regulation to be
excepted as follows:
Section 400.1 - Accessory
structure

All that parcel of land in the
Seventh District of Baltimore
County, containing at a point 600' more
or less feet west of Masemore
Road, being known as the
remainder of the Donald L. Causey
tract, as shown on Liber
45, Folio 81, Plat of Lot 3,
Brandy Springs Addition, 10.73
acres, located in the 7th
Election District.

Being the property of Donald
L. Causey, as shown on plat
filed with the Zoning Department.
Hearing Date:
TUESDAY, SEPTEMBER 9, 1980
AT 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., August 21, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in

each of successive

weeks before the 21st day of

September, 1980
S. D. Wright, Jr. Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 11, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Donald L. Causey

FOR: Filing Fee for Case No. 81-51-A

3494283 11 2500

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9/2/80 ACCOUNT 01-662

AMOUNT \$46.75

RECEIVED FROM Donald L. Causey

FOR: Adv. & Posting for Case No. 81-51-A

3494283 3 4675

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~on one time~~

of one time ~~on one time~~ before the 9th

day of September, 1980, the ~~next~~ publication

appearing on the 21st day of August

1980.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: D1
Previous case: 77-163A

Revised Plans:
Change in outline or description Yes
Map # OFFICE COPY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
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Revised Plans:
Change in outline or description Yes
Map # OFFICE COPY

